

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

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**Contra  
Costa  
County**



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November 18, 2020

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT  
A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. LP20-2028 and LP20-2029

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

**PROJECT NAME:** Renewable Properties, LLC Byron Solar Project  
County Files #LP20-2028 and #LP20-2029

**APPLICANTS:** RPCA Solar 2, LLC  
879 Sanchez Street  
San Francisco, CA 94114

RPCA Solar 3, LLC  
879 Sanchez Street  
San Francisco, CA 94114

**LOCATION:** The properties are located at 5525 Hope Way, Byron, CA 94514 (Assessor's Parcel Numbers: 002-210-019) and Northeast of the Byron Highway and Rankin Road Intersection, Byron, CA 94514 (Assessor's Parcel Number: 002-210-025)

**DESCRIPTION:**

Project Description: The applicant is requesting approval of land use permits for two adjacent commercial solar facilities. One facility would be located entirely within a 6.5-acre project area of a 10-acre parcel (APN: 002-210-019). The second facility would be located entirely within a 35-acre project area of a 126.48-acre parcel (APN: 002-210-025). The Project will interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system located on each site.

The project includes an exception request from the collect and convey requirements specified in Chapter 914-2 of the County Subdivision Ordinance for each Land Use Permit approval. The exception requests would allow the existing drainage pattern to remain, where collection and conveyance, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys to an adequate natural watercourse is required.

Site and Area Description: The two project sites are located along Byron Highway near the intersection of Rankin Road in the Byron area of unincorporated Contra Costa County. The western site (APN: 002-210-019) consists of a largely undeveloped fallow pasture and annual grassland, and is dominated by upland non-native herbaceous vegetation. The 10- acre property is largely level, and slopes gently (0.4 to 0.6%) from west to east. The eastern portion of the property, which will remain undeveloped, is located within the FEMA Flood Zone A. A wireless telecommunication facility is located on the northwest corner of the property. The eastern site (APN: 002-210-025) also consists of undeveloped pasture and annual grassland, and is also dominated by upland non-native herbaceous vegetation. Along the center of the site, an approximately one-acre portion of the property is currently being used as storage for miscellaneous agricultural and automotive debris. Multiple unpaved roads run throughout the site.

Surrounding land uses include a wood mill and recycling center, agricultural uses (e.g., rangeland, crop farming), rock and material quarries, and rural residential properties. In the larger area, the Byron Airport is located approximately 0.75 miles southwest of the project, the Clifton Court Forebay is located approximately 1.3 miles east, and the census designated place of Byron is located approximately 1.2 miles to the northwest.

#### **ENVIRONMENTAL EFFECTS:**

The initial study for the proposed project identified potentially significant impacts in the environmental areas of Aesthetics, Air Quality, Biological Resources, Geology, Cultural Resources, and Tribal Cultural Resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/Public-Input>

**Public Comment Period** - The period for accepting comments on the adequacy of the environmental documents extends to **Friday, December 18, 2020, at 4:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to

consideration of the Land Use Permits. Any comments should be in writing and submitted by email to [joseph.lawlor@dcd.cccounty.us](mailto:joseph.lawlor@dcd.cccounty.us) or by post to the following address:

Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 674-7802  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553



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Joseph W. Lawlor Jr, AICP  
Project Planner

cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Owners  
Notification List  
Attached: Vicinity Map